

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON OCTOBER 3, 2005
(Approved October 17, 2005)

The Board of Supervisors held their regular monthly meeting on Monday, October 3, 2005. Present for the meeting were supervisors Robert Preston, David K. Leinbach, W. Atlee Rinehart, John Doering, Jr. and Timothy Roland. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m. and the pledge was recited.

1. MINUTES

Minutes of September 12, 2005

Mr. Doering moved to approve minutes of the September 12, 2005 monthly meeting as amended. Mr. Leinbach seconded the motion. The motion carried unanimously. Amendments being under subheading, Public Comments, in the first paragraph change 'fined' to 'cited'; under subheading, Blossom Meadows I, change 'Blossom Meadows II' to 'Blossom Meadows I'; under subheading, Additional Items Brought Before the Board, in the third paragraph, in the first sentence add 'to' between 'residents' and 'begin', in the seventh paragraph note that further information has not been received 'from PECO/Exelon'.

Minutes of September 19, 2005

Mr. Doering moved to approve the minutes of the September 19, 2005 workshop meeting as presented. Mr. Leinbach seconded the motion. The motion carried unanimously.

2. PUBLIC COMMENTS

Mrs. Mary Ann Keen of Sanatoga Road read a letter. Mr. Leinbach noted he felt there were inaccuracies contained in the letter read by Mrs. Keen. Mr. Rinehart and Mr. Doering also noted they felt the letter contained inaccuracies. Mr. Rinehart moved to attach the letter to the minutes with the understanding that some of the Supervisors have questions with the accuracy of some of the statements contained in the letter. Mr. Doering seconded the motion. The motion carried unanimously.

Mrs. Zellon Shelton asked about the Buckwalter Road sewer study and it was noted a design would begin later this year.

Mr. David Heim of Halteman Road noted weed issues at the Blossom Meadows development site.

3. REPORTS

Reports from Various Departments and Committees

Mr. Leinbach moved to approve the reports from various departments and committees as noted. Mr. Doering seconded the motion. The motion carried unanimously.

Fund Balances Report

Fund	Checking	Money Market	CDs	Total
General	\$9,696.00	\$184,469.97		\$194,165.97
Capital Reserve		\$21,064.31		\$21,064.31
Highway Aid	\$644.62	\$109,206.66		\$109,851.28
Sanitary Sewer	\$431.69	\$4,708.05		\$5,139.74
Traffic Impact Fee Fund	\$5,601.89	\$273,075.87		\$278,677.76
Police Safety	\$2,706.67		\$2,500.93	\$5,207.60
Water Users	\$5,729.52			\$5,729.52
TOTAL				\$619,836.18

Mr. Leinbach moved to approve the fund balances report. Mr. Doering seconded the motion. The motion carried unanimously.

Review and approval of the budget summary report was tabled until the ¾-year interim auditor's report was available.

Mr. Leinbach moved to approve building expansion payment applications for Fayette Group for \$25,897.00, G&S Taylor for \$12,595.00 and Lenni Electric Corporation for \$3,274.60. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Doering moved to approved Change Orders E-1 and E-2 for the approximate amount of \$1,500.00. Mr. Roland seconded the motion. The motion carried unanimously.

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Blossom Meadows II Applicant: All County Partnership

Mr. Leinbach moved to approve Escrow Release No. 7 for Blossom Meadows II for the amount of \$101,867.94. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Blossom Meadows I Applicant: All County Partnership

Mr. Leinbach moved to approve Escrow Release No. 5 for Blossom Meadows I for the amount of \$36,391.36. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Creekview Applicant: Heritage Building Group

Mr. Leinbach moved to approve Escrow Release No. 4 for Creekview for the amount of \$254,079.90. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 5 for Creekview. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Coventry Glen Applicant: Heritage Building Group

Mr. Leinbach moved to approve Escrow Release No. 7 for Coventry Glen for the amount of \$101,256.75. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 8 for Coventry Glen. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Heather Glen Applicant: Heritage Building Group

Mr. Roland moved to approve Escrow Release No. 3 for Heather Glen for the amount of \$200,452.50. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 4 for Heather Glen. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Coventry Greene Applicant: Heritage Building Group

There was a brief discussion regarding the offer of dedication of Coventry Greene Lane. Mr. Doering moved to accept the offer of dedication of Coventry Greene Lane and authorize the Township Solicitor to prepare the appropriate documents. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Orchard Ridge Applicant: High Associates, Inc.

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 5 for Orchard Ridge. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Tailored Turf Applicant: Jeffrey Kratz

Mr. Leinbach moved to approve Escrow Release No. 2 for Tailored Turf in the amount of \$10,500.95. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Shantz Subdivision Applicant: Anna Shantz

Mr. Doering moved to table action on requested waivers for the Shantz Subdivision until the applicant is notified of the implications of the Planning Waiver and Non-Building Declaration and other pertinent information regarding the subdivision. Mr. Leinbach seconded the motion. The motion carried unanimously.

5. OTHER BUSINESS

6. DISCUSSION ITEMS

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Leinbach moved to approve the sewer lateral inspection fee of \$150.00. Mr. Rinehart seconded the motion. The motion carried unanimously.

The Township Engineer will perform the lateral inspections and the Township Building Inspector will inspect the building connection.

Mr. Doering moved to approve the \$5,000.00 preliminary tapping fee. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Leinbach noted the hearing of November 21, 2005 for approval of the Pottstown Metropolitan Regional Plan. The Pottstown Metropolitan Regional Commission has requested \$2,000.00 from each participating Township with \$1,000.00 of those monies going towards the legal defense fund.

Mr. Leinbach noted sewage and traffic concerns regarding the Zoning Hearing Board application for Our House Learning Center on New Schuylkill Road. The Township Manager stated he would pull the file for the previous Special Exception for the subject property.

Mr. Doering asked the status of the Fricks Locks Lease and PECO has responded to the Township Solicitor and they have agreed to the pay taxes and the Township Solicitor suggested negotiations.

The Board of Supervisors requested the bid packages for the Maack property go out as soon as possible.

8. ADJOURNMENT

Mr. Leinbach moved to adjourn the monthly meeting at 10:00 p.m. Mr. Preston seconded the motion. The motion carried unanimously.

Respectfully submitted,

David K. Leinbach
Township Secretary